

RESOLUTION NO. 10-16

RESOLUTION OF THE CALIFORNIA INFRASTRUCTURE AND ECONOMIC DEVELOPMENT BANK AUTHORIZING THE SALE AND ISSUANCE OF NOT TO EXCEED \$62,000,000 CALIFORNIA INFRASTRUCTURE AND ECONOMIC DEVELOPMENT BANK REVENUE BONDS (SANFORD CONSORTIUM PROJECT) SERIES 2010A TO PROVIDE FINANCIAL ASSISTANCE FOR THE DEVELOPMENT OF CERTAIN ECONOMIC DEVELOPMENT FACILITIES FOR THE BENEFIT OF SANFORD CONSORTIUM FOR REGENERATIVE MEDICINE, PROVIDING THE TERMS AND CONDITIONS OF THE SALE AND ISSUANCE OF SAID BONDS AND OTHER MATTERS RELATING THERETO, AND AUTHORIZING THE EXECUTION OF CERTAIN DOCUMENTS HEREIN SPECIFIED

WHEREAS, the California Infrastructure and Economic Development Bank (the “Bank”) was established pursuant to the Bergeson-Peace Infrastructure and Economic Development Bank Act (California Government Code Section 63000 and following) (the “Act”), for the purpose of promoting economic development; and

WHEREAS, the Bank is authorized to issue tax-exempt revenue bonds to provide financing for economic development facilities (as such term is defined in the Act) located in the State of California (the “State”); and

WHEREAS, Sanford Consortium for Regenerative Medicine, a California nonprofit public benefit corporation (the “Borrower”), has submitted an application to the Bank for assistance in financing (i) a portion of the costs of the designing, permitting, entitling, acquiring, constructing and developing of a new research facility to be located on a site leased by the Borrower from The Regents of the University of California (“The Regents”) at the San Diego campus of the University of California (the “Project”), (ii) a deposit to the capitalized interest fund with respect to the Bonds and (iii) costs of issuing the Bonds; and

WHEREAS, the Borrower has represented that it intends to use the facilities designed, acquired, developed or constructed to operate a research facility, which operation is consistent

with the definition of an economic development facility in the Act and that the Project will be consistent with any existing local or regional comprehensive plan; and

WHEREAS, for these purposes, the Borrower has requested the Bank to (a) authorize the issuance of tax-exempt or taxable obligations in an aggregate principal amount not to exceed \$62,000,000 entitled California Infrastructure and Economic Development Bank Revenue Bonds (Sanford Consortium Project) Series 2010A (the “Bonds”), (b) provide for the sale of the Bonds, (c) provide for the loan of proceeds of the sale of the Bonds to the Borrower to finance and refinance the costs of the Project, (d) provide for the payment of the principal of, premium, if any, and interest on the Bonds with revenues derived from the Borrower’s repayment of that loan, and (e) take and authorize certain other actions in connection with the foregoing; and

WHEREAS, the Borrower has represented that Bonds will be rated at least A3 by Moody’s Investors Service or A- by Standard & Poor’s in accordance with the Bank’s bond issuance policies and that the Bonds are expected to be rated “Aa3” by Moody’s Investors Service, and “A+” from Standard & Poor’s due to an unconditional obligation of The Regents, pursuant to the terms of a debt service payment agreement between The Regents and the Trustee (the “Debt Service Payment Agreement”), to pay the principal of and interest and redemption premium, if any, on the Bonds (the “Debt Service”) as the same becomes due and payable in accordance with the Indenture (as hereinafter defined) to the extent that the funds then available to The Bank of New York Mellon Trust Company, N.A. (the “Trustee”) are not fully sufficient to pay such Debt Service;

WHEREAS, the Bank may not issue the Bonds to assist in financing and refinancing the Project until the Board of Directors of the Bank (the “Board”) makes certain determinations relating to the Project as required by the Act; and

WHEREAS, there are now on file with the Secretary of the Board (the “Secretary”) the following documents:

(a) a proposed form of a loan agreement to be entered into by and between the Bank and the Borrower, providing for the loan of the proceeds of the Bonds to the Borrower;

(b) a proposed form of an indenture of trust to be entered into between the Bank and the Trustee, providing for the authorization and issuance of the Bonds to be dated the date of delivery thereof;

(c) a proposed form of a bond purchase agreement to be entered into by and among the Bank, the Treasurer of the State of California, the Borrower and Barclays Capital Inc., as underwriter (the "Underwriter"), and approved by the Borrower, providing for the sale of the Bonds;

(d) a proposed form of official statement to be used by the Underwriter in connection with the sale of the Bonds; and

(e) a proposed form of a tax agreement between the Bank and the Borrower, concerning the exclusion of interest on the Bonds from gross income for federal income tax purposes.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE CALIFORNIA INFRASTRUCTURE AND ECONOMIC DEVELOPMENT BANK AS FOLLOWS:

Section 1. The above recitals are true and correct.

Section 2. Pursuant to Sections 63046 and 63047 of the Act, and based upon the representations of the Borrower, the Board hereby finds and determines as follows:

a. The Project is located in the State.

b. The Borrower is capable of meeting its payment obligations under the loan agreement as approved by this resolution, which finding is based in particular on the unconditional obligation of the Regents, pursuant to the terms of the Debt Service Payment Agreement, to pay Debt Service on the Bonds as the same becomes due and payable in

accordance with the Indenture to the extent that the funds then available to the Trustee are not fully sufficient to pay such Debt Service.

c. The Borrower is capable of meeting the other obligations incurred by the Borrower under the agreements approved by this resolution.

d. The payments to be made by the Borrower to the Bank under the loan agreement as approved by this resolution are adequate to pay the current expenses of the Bank in connection with the financing and to make all the payments on the Bonds.

e. The proposed financing is appropriate for the Project.

f. The Project is consistent with any existing local or regional comprehensive plan.

Section 3. Based on the information provided and representations made by the Borrower, the Board hereby finds and determines that the Project demonstrates clear evidence of a defined public benefit in that approximately 350 research and support jobs are expected to be created in a key State industry sector, and the Project is expected to earn LEED gold certification. An additional public hearing pertaining to the Project and the Bonds is to be held on May 3, 2010, and this finding is conditioned on there being no material public comments objecting to the Project or the Bonds being made in relation thereto.

Section 4. The Bank authorizes and approves the loan of the proceeds of the Bonds to the Borrower in order to finance or refinance costs of the Project pursuant to the terms and provisions of a loan agreement as approved by this resolution. The proposed form of loan agreement on file with the Secretary is hereby approved, and the Executive Director of the Bank (the "Executive Director"), the Chair of the Board, or the Chair's designee, each acting alone, is hereby authorized and directed, for and on behalf and in the name of the Bank, to execute, acknowledge and deliver a loan agreement to the Borrower, in substantially said form, with such insertions and changes therein as may be necessary or appropriate to cause the same to carry out the intent of this resolution and as the officer or official executing the same, with the advice of the Bank's counsel, may require or approve, such requirement or approval to be conclusively

evidenced by the execution and delivery thereof (as so approved, the "Loan Agreement"). The Secretary is authorized to attest to the execution of the Loan Agreement.

Section 5. The proposed form of indenture of trust on file with the Secretary is hereby approved, and the Executive Director, the Chair of the Board, or the Chair's designee, each acting alone, is hereby authorized and directed, for and on behalf and in the name of the Bank, to execute, acknowledge and deliver an indenture of trust to the Trustee in substantially said form, with such insertions and changes therein (including without limitation the particular designation for each series of Bonds issued under the indenture of trust) as may be necessary or appropriate to cause the same to carry out the intent of this resolution and as the officer or official executing the same, with the advice of the Bank's counsel, may require or approve, such requirement or approval to be conclusively evidenced by the execution and delivery thereof (as so approved, the "Indenture"). The Secretary is authorized to attest to the execution of the Indenture.

Section 6. The proposed form of bond purchase agreement on file with the Secretary is hereby approved, and the Executive Director, the Chair of the Board, or the Chair's designee, each acting alone, is hereby authorized and directed, for and on behalf and in the name of the Bank, to execute and deliver to the Underwriter and the Treasurer a bond purchase agreement in substantially said form, with such insertions and changes therein as may be necessary or appropriate to cause the same to carry out the intent of this resolution and as the officer or official executing the same, with the advice of the Bank's counsel, may require or approve, such requirement or approval to be conclusively evidenced by the execution and delivery thereof. At the request of the Borrower, the Underwriter is appointed as the underwriter for the Bonds. The Treasurer of the State of California, as agent for sale of the Bank's bonds, is hereby requested to sell the Bonds at negotiated sale, at such prices and at such initial interest rates as he may determine in accordance with the Indenture. Notwithstanding Section 63074(d) of the Act to the contrary, such sale may take place at any time within one hundred eighty (180) days of the

adoption of this resolution or at such later date approved by the Executive Director which is not later than the date three hundred sixty (360) days of the adoption of this resolution.

Section 7. The sections titled “THE INFRASTRUCTURE BANK” and “NO LITIGATION – The Infrastructure Bank” in the proposed preliminary form of official statement on file with the Secretary are hereby approved, and the Executive Director, the Chair of the Bank, or the Chair’s designee, each acting alone, is hereby authorized and directed, for and in the name and on behalf of the Bank, to execute a certificate or certificates in a form or forms which, with the advice of the Bank’s counsel, is or are acceptable to the officer or official executing the same, to the effect that such portions of the official statement (in either its preliminary or final form), with such insertions and changes therein as may be necessary or appropriate to cause the same to carry out the intent of this resolution and as the officer or official executing the same, with the advice of the Bank’s counsel, may require or approve, are “deemed final” as of the date of each or any such certificate . The Underwriter is hereby authorized to distribute copies of the official statement in preliminary form to the prospective purchasers of the Bonds and the official statement in final form in connection with the sale of the Bonds.

Section 8. The proposed form of tax agreement on file with the Secretary is hereby approved and the Executive Director, the Chair of the Board or the Chair’s designee, each acting alone, is hereby authorized and directed, for an in the name and on behalf of the Bank, to execute and deliver to the Borrower and counsel to the Bank a tax agreement in substantially said form, with such changes and insertions therein as may be necessary to cause the same to carry out the intent of this resolution and as the officer or official executing the same, with the advice of the Bank’s counsel, may require or approve, such requirement or approval to be conclusively evidenced by the execution and delivery thereof.

Section 9. The Bank approves the issuance on a taxable or tax-exempt basis of not to exceed \$62,000,000 aggregate principal amount of the Bonds for the Project in accordance with this resolution and the terms of and to be secured by the Indenture. Payment of the principal of, premium, if any, and the interest on, the Bonds shall be made solely from the revenues to be

received by the Bank pursuant to the Loan Agreement and the Indenture, and said Bonds shall not be deemed to constitute a debt or liability of the State of California or of the Bank except, as to the Bank, to the limited extent provided in the Indenture. Neither the full faith and credit nor the taxing power of the State is pledged to the payment of the principal of, or interest on, the Bonds. The Bonds shall be dated the date of their issuance and shall be paid in lawful money of the United States at the time or times and place or places provided in the Indenture. The Bonds shall be in the form and the denominations as provided in the Indenture, mature on the date or dates provided in the Indenture which shall be not later than thirty (30) years from the date of issuance thereof, be subject to redemption as provided in the Indenture, shall carry the registration privileges provided in the Indenture and shall bear interest at a fixed rate to be determined in accordance with the Indenture, which rate shall not to exceed the lesser of 12% per annum or the maximum rate of interest on the Bonds permitted by the laws of the State.

Section 10. The Executive Director, the Chair of the Board, or the Chair's designee, each acting alone, is hereby authorized and directed, for and in the name and on behalf of the Bank, to execute, by manual or facsimile signature, the Bonds in an aggregate principal amount not to exceed the amount authorized hereunder in accordance with the terms of this resolution and the Indenture and in the form set forth in the Indenture.

Section 11. The Bonds, when executed as provided in this resolution, shall be delivered to the Trustee for authentication by the Trustee pursuant to the Indenture. The Trustee is hereby requested and directed to authenticate the Bonds by executing the Trustee's certificate of authentication appearing thereon. The Trustee is hereby requested and directed to deliver the Bonds, when duly executed and authenticated, to The Depository Trust Company, New York, New York (the "Depository"), on behalf of the purchasers thereof in accordance with written instructions executed on behalf of the Bank by the Executive Director, the Chair of the Board, or the Chair's designee, which instructions each signatory, acting singly, is hereby authorized and directed, for and on behalf and in the name of the Bank, to execute and to deliver to the Trustee.

Such instructions shall provide for the delivery of the Bonds to the Depository, on behalf of the purchasers thereof, upon payment of the purchase price therefor.

Section 12. The Executive Director, the Chair of the Board or the Chair's designee, each acting alone, is hereby authorized to execute and deliver any and all certificates and instruments, including without limitation letters of representations and certifications of authority and tax forms required by the Internal Revenue Service in connection with the issuance of the Bonds, if any, which they or counsel to the Bank may deem necessary or advisable to consummate the issuance, sale and delivery of the Bonds and otherwise to effectuate the purpose of this resolution.

Section 13. All actions heretofore taken by the officers and employees of the Bank with respect to the approval, issuance and sale of the Bonds are hereby approved, confirmed and ratified. The officers of the Bank and their authorized designees, deputies, agents and counsel are hereby authorized and directed, jointly and severally, to perform their duties and to execute and deliver any and all certificates which they or counsel to the Bank may deem necessary or advisable in order to consummate the issuance, sale and delivery of the Bonds and otherwise to effectuate the purposes of this resolution.

Section 14. This resolution shall take effect immediately upon its passage.

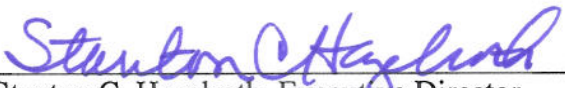
PASSED, APPROVED, AND ADOPTED at a meeting of the California Infrastructure and Economic Development Bank on April 27, 2010 by the following vote:

AYES: BRYANT, LUJANO, BERTE, LEONARD

NOES: NONE

ABSENT: NONE

ABSTAIN: RICE


Stanton C. Hazelroth, Executive Director

Attest:


Roma Cristia-Plant, Secretary